

**Camden County Planning Board
Minutes**

March 21, 2007

7:00pm

Upstairs Courtroom
Camden County Courthouse

Chairman James Burnham
Vice Chairman Rodney Needham
Members Terri Griffin, Ray Albertson,
Michael Etheridge, Calvin Leary, and John Aydlett

Also attending: Director of Planning, Dan Porter, Flood Administrator, Dave Parks, and Planning Secretary, Lori Tuss.

Regular Member Michael Etheridge was unable to attend.

Call to Order & Welcome

Chairman James Burnham called to order the March 21, 2007 regular meeting at 7:08 PM.

Consideration of Agenda

Chairman Burnham asked for consideration of the agenda. Hearing no comments, Terri Griffin made a motion to approve the agenda. Calvin Leary seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Adylett voting aye; none voting no; one absent; none not voting.

Consideration of the Minutes

Chairman Burnham called for a consideration of the minutes. Hearing no comments, Calvin Leary made a motion to accept the minutes as recorded. Ray Albertson seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Adylett voting aye; none voting no; one absent; none not voting.

Comments from the Public

Chairman Burnham asked if there were any comments from the public concerning matters other than what is on the agenda. Hearing none, the meeting continued.

New Business:

Item #1) Special Use Permit UDO 2007-02-34 TARK Commercial Park

Staff recommends approval of this application based on the finding of facts and the conditions presented in the comments by staff.

At this time Mark Gregory presented a sketched drawing of the proposed commercial building to be placed in Tark Commercial Park.

Rodney Needham asked about the Restaurant's drainage and its relationship to the number of seats in the facility. Mr. Gregory indicated that it is still being worked out. Staff commented that Tark Commercial Park recieved a good review in an article in the *Daily Advance*.

Staff asked if there was any particular reason for the increased 10% in parking spaces. Mr. Gregory stated that it was just a decision he made. Staff and Board complimented him on his decision to create a parking lot that helps direct the flow of traffic. In addition, the Board complimented Mr. Tark on his well designed plan for the commercial park. At this time, there were no further questions. Calvin Leary made a motion to approve the application with the conditions and a language change to condition # 4. John Aydlett seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Adylett voting aye; none voting no; one absent; none not voting.

The following finding of facts and conditions were approved with the addition of the language change applied to condition #4:

Findings of Facts
Special Use Permit
UDO 2007-02-34
Commercial Site Plan
TARK Commercial Park

- 1. Name of Applicant:** TARK & Associates
- 2. Agent for Applicant:** Mark Gregory
- 3. Address of Agent:** P.O. Box 374
Camden, NC 27921
- 4. PIN:** 02-8945-00-09-3551 - Split
- 5. Name(s) of Current Owner(s) of Record:** Tark & Associates, Inc
- 6. Street Address of Property:** Highway 158 East
- 7. Location of Property:** Near split of Highway 34 and 158
- 8. Flood Zone:** X from Firm Map 370042 8944 J
- 9. Zoning District(s):** Highway Commercial (HC)

- 10. Is a Zoning Change Required for the Proposed Use?** No
- 11. General Description of the Proposal:** Commercial Site Plan for proposed shopping center – Tark Commercial Park
- 12. Date Application Received by County:** February 28, 2007
- 13. Did the Applicant participate in a pre-application Conference?** Yes
- 14. Received by:** Dave Parks, Permit Officer
- 15. Application fee paid:** \$400.00 by check # 10686
- 16. Completeness of Application:** Application is generally complete.
- 17. Documents received upon filing application or otherwise included:**
- A. Land Use/Development Application
 - B. Deed
 - C. GIS Map
 - D. 10 Copies Proposed Commercial Site Plan
- 18. Soil Classifications:**
- Predominant:** Perquimans (PeA) Severe: wetness, percs slowly
- Other:**
- 19. Adjacent Property Uses:**
- A. **Predominant:** Farm Land
 - B. **Other:** Residential (Camden Crossing/Chesapeake & Albemarle Railway/Applicants office)
- 20. Existing Land Uses:** Farming
- 21. Lots:**
- A. **Total Proposed:** Being proposed lots 33-35 Tark Commercial Park
 - B. **Lot size:** .3.84 acres
- 22. Open Space:**
- A. **Is open space proposed?** No.
 - B. **Will property owner restrictive covenants be needed?** Yes.
- 23. Utilities:**
- A. **Does the application include a letter or certificate from the District Health Department regarding septic tanks?** Yes.
 - B. **Does the applicant propose the use of public sewage systems?** No.
 - C. **Does the applicant propose the use of public water systems?** Yes, with South Camden Water Association.
 - D. **Distance from existing public water supply system:** Adjacent to property.
 - E. **Is the area within a five-year proposal for the provision of public water?** N/A
 - F. **Is the area within a five-year proposal for the provision of public sewage?** No adopted proposals, but within logical growth of sewer system.
- 24. Landscaping:**
- A. **Is any buffer required?** Yes, indicated in site plan.
 - B. **Will trees be required along dedicated streets UDO Article 151.156?**
Addressed as part of subdivision approval.
- 25. Findings Regarding Additional Requirements:**
- A. **Endangering the public health and safety:** No.
 - B. **Injure the value of adjoining or abutting property:** The application does not appear to injure the value of adjoining or abutting property.

C. Harmony with the area in which it is located: Yes, property zoned for commercial development.

D. Conformity with the Plans:

1. **Land Use Plan:** Yes. In accordance with Policies P.17 and P21 regarding Commercial/Industrial, the county supports commercial development at the intersections of major roads (i.e. in a nodal fashion) and in areas that are already similarly developed. Area consistent with the county's future land use map.

2. **Thoroughfare Plan:** Property abuts Highway 158.

3. **Other plans officially adopted by the Board of Commissioners:**
None

E. Will not exceed the county's ability to provide public facilities:

1. **Schools:** Proposed development will have no impact on schools.

2. **Fire and Rescue:** No.

3. **Law Enforcement:** No.

Other County Facilities: None.

F. Other: None.

Planning Board recommended approval on a 6-0 vote with the following conditions and modifications:

1. The applicant must strictly abide by all requirements of the Unified Development Ordinance of Camden County, North Carolina, and must also strictly comply with all other local, state, and federal ordinances, laws, rules and regulations as one or more ordinances, laws, rules and regulations may apply to this development.
2. The applicant shall complete the development strictly in accordance with the plans approved by the Board of Commissioners of Camden County, North Carolina, and contained in the file titled UDO 2007-02-34.
3. Approval contingent on Tark Commercial Park Final Subdivision Plat approval.
4. No Certificate of Occupancy will be granted until all improvements (i.e. Erosion and Sedimentation, Stormwater) have been installed and certified by a licensed North Carolina Engineer.
5. Prior to issuance of building permit, applicant shall provide Planning Department with Division of Water Quality – Stormwater Permit for Shopping Center.
6. If any of the conditions affixed hereto or any part thereof shall be held invalid or void, then this approval in its entirety shall be void and have no effect.

Information from Board and Staff

Staff updated the Board on recent ordinances that were passed by the Board of Commissioners, and the results of the Public Meeting to discuss the proposed major amendments that may be voted on April 2, 2007 at the next Board of Commissioners meeting.

Calvin Leary took the opportunity to commend the staff on their presentation for the public meeting mentioned. Rodney Needham stated that Dan Porter handled himself very professionally.

Consider Date of Next Meeting – April 18, 2007

Adjournment

Hearing no further business, Chairman Burnham called for a motion to adjourn the meeting. Vice Chairman Rodney Needham made a motion to adjourn the meeting. John Aydlett seconded the motion. The motion passed with Chairman James Burnham, Vice Chairman Rodney Needham, members Terri Griffin, Ray Albertson, Calvin Leary, and John Adylett voting aye; none voting no; one absent; none not voting.

Approved on: _____

Board Chairman, James Burnham

Attested: _____
Planning Secretary, Lori Tuss